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Planning
Wrexham County Council

Sent by email

Eich cyf/Your ref: P/2024/1313

Dyddiad/Date:
19 February 2025

Dear Sir / Madam,

Erection of 63 dwellings, Land east of Tan Y Bont, Rhosrobin, Wrexham LL11 4RL REF: P/2024/1313

Thank you for your letter inviting our comments on the information submitted for the above planning application.

Advice

We have concerns about the impact on the scheduled monuments. However, we consider that if mitigating conditions were included, our concerns about the impact would be reduced.

The national policy and Cadw's role in the planning process are set out an Annex A.

Assessment

DE151 Wat's Dyke: Section W of Ty-Gwyn
DE221 Wat's Dyke: Garden Village Section

This advice is given in response to a planning application for erection of 63 dwellings in place of 43 dwellings previously approved (increasing the total number dwellings built on site subject to planning permission P/2016/189 to 209) together with associated amendments to approved landscaping at Tan Y Bont, Main Road, Old Rhosrobin.

Considerable discussions, leading to changes to the layout of the proposed residential development subject to planning permission P/2016/189, along with detailed assessment to reduce its impact on Wat's Dyke, were carried out before consent was granted at appeal. Planning permission P/2016/189 was granted subject to three conditions 7,10 and 15 designed to protect the scheduled monuments and associated archaeological features.

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The current application seeks to increase the number of dwellings in part of the development area that was already allocated for housing. Whilst this will increase the density of housing in this part of the development, it will not bring the built area closer to Wat's Dyke and any visual change will be minimal in comparison to the consented scheme. As such, the proposed increase in the number of dwellings will not increase the impact of the proposed development on Wat's Dyle or its setting. Cadw therefore do not object to the granting of consent to this application subject to similar conditions to numbers 7,10 and 15 attached to planning permission P/2016/189 being attached to the permission.

Yours sincerely

Nichola Smith
Historic Environment Branch

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Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW Planning Policy Wales - Edition 12 (gov.wales) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

Technical Advice Note 24: The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.